

Project Application



City Of Sedona
Community Development Department
 102 Roadrunner Drive Sedona, AZ 86336
 (928) 282-1154 • Fax: (928) 204-7124

The following application is for:

- ☒ Conceptual Review
 ☐ Final Review
 ☐ Appeal
 ☐ Time Extension
☒ Development Review
 ☐ Subdivision
 ☐ Variance
☐ Conditional Use Permit
 ☒ Zone Change
 ☐ Major Community Plan Amendment
☐ Minor Community Plan Amendment

PROJECT CONTACT:	MIKE REYNOLDS	Phone:		App. #:	18-00004
Address:	50 OAK CREEK BLVD	Cell Phone:	928 301 5455	Date Rec'd:	4/2/18
E-mail:	MREYDEV@GMAIL.COM	Fax:		Rec'd by:	Car
PROJECT NAME:	REYNOLDS DEVELOPMENT 1+2	Parcel #:	408 08 053 408 08 054	Fee Pd:	\$1,100 ZC 75 DEV
Project Address/Location:	50/60 OAK CREEK BLVD	Acres:	.58	Zoning:	60 G15

Project Description:	BUILD 4 NEW APARTMENTS AND REMODEL 2 EXISTING STRUCTURE TO CREATE 6 APART LIVABLE UNITS
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OWNER NAME:	MIKE REYNOLDS	APPLICANT NAME:	MIKE REYNOLDS
Address:	50 OAK CREEK BLVD	Company Name:	SUNLIGHT BUILDERS LLC
Phone:		Address:	50 OAK CREEK BLVD
Cell Phone:	928 301 5455	Phone:	928 301 5455
E-mail:	MREYDEV@GMAIL.COM	Cell Phone:	
		E-mail:	SUNLIGHT BUILDERS@GMAIL.COM
ARCHITECT/ENGINEER:	DON WOODS	AUTHORIZED AGENT/OTHER:	
Company Name:		Company Name:	
Address:		Address:	Missing: Digital copy
E-mail:		E-mail:	Mailing labels/
Phone:		Phone:	GIS Packet
Cell Phone:	928 300 6579	Cell Phone:	Legal Description
ID #/Exp. Date:			Title Report/Legal
City Business License #:			Description

LETTER OF INTENT

DEVELOPMENT OF PARCELS 408-08-053 AND 408-08-054

50/60 Oak Creek Blvd. Sedona, AZ 86336

We are submitting this Letter of Intent to propose our desire to change our Zoning from RS10 to RM20 to develop our properties located at 50 and 60 Oak Creek Blvd. We would like to engage with the City of Sedona for initial planning and recommendations.

Having been long-time residents of Sedona, it is our wish to develop the properties as part of our retirement plan while keeping the City's best interest and best use at the core of the project.

After combining lots 1 & 2 the intention is to build 4 - 1200 sq. ft., long term leasing apartments on lot 2 and a studio apartment above the existing garage on lot 1, as well as remodeling our private residence by upgrading the kitchen, expanding the patio and adding much needed strategic landscaping and fencing along the street and common commercial borders.

The 2 lots which will be joined as one parcel are nestled between commercial businesses, which currently create an abundance of noise, as well as traffic, such as the parking on the street being utilized by neighboring businesses. This presents a challenge to developing a comfortable living space for residents.

Our plan is to configure the property to mitigate as much of this noise as possible with landscaping while adding privacy that does not currently exist. This will also buffer the very noisy car wash from other residents in keeping with the community plan and our transitional use designation.

The initial plans take into consideration the need for affordable, workplace housing as well as residential curb appeal with hidden parking and storage for the units. The current property contains many shade and fruit trees as well as an organic garden and beautiful lawn, all of which lend to an uncommon "oasis" type feel in the Heart of Sedona. It is critical to the project to maintain this type of peaceful living environment. One of the best assets of this site is its convenient location within walking distance to most major grocery, retail, medical and entertainment facilities. This assists with residents that lack personal transportation.

We look forward to meeting with you to discuss any recommendations that you have for us to proceed.

Enclosed is an initial draft of the site proposal.

Thank you,



4/2/18

Mike Reynolds